

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



M-4

**SOUTH COAST AREA (LONG BEACH)
DEPUTY DIRECTOR'S REPORT**

*For the
July Meeting of the California Coastal Commission*

MEMORANDUM

Date: July 9, 2007

TO: Commissioners and Interested Parties
FROM: Sherilyn Sarb & John Ainsworth, South Coast Area Deputy Directors
SUBJECT: ***Deputy Director's Report***

Following is a listing for the exemptions, waivers, emergency permits, immaterial amendments and extensions, issued by the South Coast Area Office for the **July 9, 2007** Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the South Coast District.

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

REGULAR WAIVERS

1. 5-07-185-W Paul & Betha Bopp (Newport Beach, Orange County)
2. 5-07-187-W Adam Crawford (San Clemente, Orange County)
3. 5-07-196-W Gregg Prickett (Newport Beach, Orange County)

DE MINIMIS WAIVERS

1. 5-07-118-W Michael S Bacus (Newport Beach, Orange County)
2. 5-07-130-W Enrique Calixto (San Pedro, Los Angeles County)
3. 5-07-171-W Sandbar Partners, LLC (Newport Beach, Orange County)
4. 5-07-173-W David Podleski (Venice, Los Angeles County)
5. 5-07-177-W Katherine I Howard (Venice, Los Angeles County)
6. 5-07-182-W Ian Hurlock-Jones & Cheryl Hutchinson (Venice, Los Angeles County)
7. 5-07-183-W Jon Goodman (Venice, Los Angeles County)
8. 5-07-184-W John & Carrie Mapes (Newport Beach, Orange County)
9. 5-07-186-W Richard Alshin Trust (Long Beach, Los Angeles County)
10. 5-07-189-W John & Susan Morgan (Seal Beach, Orange County)
11. 5-07-193-W Clifford & Jo Anne Corral (Hermosa Beach, Los Angeles County)
12. 5-07-195-W Elise R Gispan (Venice, Los Angeles County)

IMMATERIAL AMENDMENTS

1. 5-06-425-A1 Michael & Lisa Carpentier (San Clemente, Orange County)

TOTAL OF 16 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-07-185-W Paul & Betha Bopp	Addition and remodel of an existing 1,646 square foot, two-story single-family residence with an attached 407 square foot two-car garage. The proposed project includes: 1) a new 154 3rd floor; 2) a new 161 roof deck accessed by the new 3rd floor, and 3) raising the roof by 9-feet. Post project the three-story, single-family residence will consist of 1,800 square feet with an attached 407 square foot two-car garage. The maximum height of the structure will be 29-feet above existing grade. No grading is proposed. The proposed addition is located toward the center of the residence and will not result in an enlarged footprint.	335 Canal Street, Newport Beach (Orange County)
5-07-187-W Adam Crawford	Remodel of an existing 3,065 sq. ft., 2-story, single family residence with attached 2-car garage with the addition of 100 sq. ft. to the garage and 592 sq. ft. for a bedroom and den addition to the second story resulting in a 3,687 sq. ft. residence. The max height of the structure will be 24 feet above grade. No grading or landscaping is proposed.	3829 Calle Tiburon, San Clemente (Orange County)
5-07-196-W Gregg Prickett	Remodel an existing 1,898 square foot two-story duplex with an attached 600 square-foot three-car garage into a 2,329 square-foot two-story single-family residence with an attached 385 square-foot two-car garage. The project more specifically consists of: 1) addition of 462 square feet of living space to the first floor; 2) demolition of 31 square feet of living space to the second floor. The maximum height of the structure will be 29 feet above existing grade. No grading is proposed. Drainage from the roof and surface water will be directed to permeable areas and on-site drainage system before entering the main storm drain system.	111 Opal Avenue, Newport Beach (Orange County)

REPORT OF DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-07-118-W Michael S Bacus	Demolition of an existing 1,226 sq. ft., two-story, two-unit duplex with a two-car detached garage and construction of a new 2,830 sq. ft., two-story, two-unit duplex with new 663 sq. ft. roof deck with a spa, fireplace and bbq grill, plus a 695 sq. ft. attached four-car garage (two tandem sets). The maximum height of the residential structure will be 29 feet above grade. Minimal grading for site preparation is proposed. Landscaped planters containing drought resistant, non-invasive bougainvilleas, California poppies, wild lilacs and sages with a drip irrigation system are proposed.	1807 W Balboa Bl, Newport Beach (Orange County)
5-07-130-W Enrique Calixto	Construction of a 3,080 square foot single-family residence with attached two car garage, on a 6,280 square foot lot.	3401 S. Patton Avenue, San Pedro (Los Angeles County)
5-07-171-W Sandbar Partners, LLC	Demolition of an existing single-family residence and construction of a new three-story 3,093 square-foot single-family residence with an attached 462 two-car garage. The maximum height of the residential structure will be 29-feet above finished grade. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.	2015 Ocean Blvd., Newport Beach (Orange County)
5-07-173-W David Podleski	Demolition of a one-story, 960 square foot single-family residence and detached garage on a 4,312 square foot lot, and construction of a two-story, 25-foot high (with one 32-foot high roof access structure), 3,376 square foot single-family residence with an attached two-car garage.	449 28th Ave, Venice (Los Angeles County)
5-07-177-W Katherine I Howard	Demolition of a detached two-car garage on the rear portion of a 4,800 square foot lot with an existing 1,153 square foot single-family residence, and construction of a two-story, thirty-foot high, 768 square foot single family residence with a two-car garage on the ground floor. Five on-site parking spaces will serve the resulting two residential units.	739 Indiana Ave, Venice (Los Angeles County)
5-07-182-W Ian Hurlock-Jones & Cheryl Hutchinson	Demolition of a one-story, 2,151 square foot duplex on a 6,084 square foot parcel comprised of two lots, and construction of two three-story, thirty-foot high single-family residences (3,528 and 4,128 square feet respectively) with six on-site parking spaces.	371-373 Rose Avenue, Venice (Los Angeles County)
5-07-183-W Jon Goodman	Construction of a two-story, 25-foot high, 2,878 square foot single-family residence with an attached one-car garage, a two-stall carport and lap pool.	645 Milwood Ave., Venice (Los Angeles County)
5-07-184-W John & Carrie Mapes	Demolition of an existing single-family residence and construction of a new three-story 2,360 square-foot single-family residence with an attached 400 square-foot two-car garage. In addition, there will be a total of 108 square feet for decks and a 453 square foot roof deck. The maximum height of the structure will be 29-feet above finished grade. Grading will consist of 165 cubic yards for purposes of recompaction and will be balanced on site. Drainage from the roof and surface water will be directed to permeable areas and filtered drains before entering the main storm drain system.	202 Diamond Avenue, Newport Beach (Orange County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-07-186-W Richard Alshin Trust	Attach a 3'x 4' steel landing platform and 2.5'x 19' gangway to the existing vertical seawall along Naples Canal in order to provide access to an existing floating boat dock. No work is proposed or permitted in the water.	5638 Naples Canal, Long Beach (Los Angeles County)
5-07-189-W John & Susan Morgan	Demolition of an existing single-family residence and construction of a new 4,086 square foot, three-story single-family residence with an attached 642 square foot two-car garage. A 350 square foot roof deck is also proposed. The maximum height of the structure will be 34'-4" above existing grade. Grading will consist of 98 cubic yards of import and 100 cubic yards for recompaction purposes, which will balance on site. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.	215 16th Street, Seal Beach (Orange County)
5-07-193-W Clifford & Jo Anne Corral	Demolition of existing single family residence and construction of a new 3,724 square foot, 26 foot high, two-story single family residence, over basement level, and enclosed parking for three vehicles and two open guest parking spaces. Approximately 155 cubic yards of grading is proposed on the site to accommodate the subterranean basement. Removed material will be exported to the Redondo Beach Commercial dumpsite located outside of the coastal zone. Roof water run-off will be conducted through gutters and downspouts into landscaped areas and a porous drain line to allow for natural percolation, excess overflow will be directed to a catch basin and sump for direction to the public storm drain system.	2114 Manhattan Avenue, Hermosa Beach (Los Angeles County)
5-07-195-W Elise R Gispan	Demolition of a one-story, 1,110 square foot single-family residence and detached garage on a 4,376 square foot lot, and construction of a two-story, 25-foot high, 2,388 square foot single-family residence with a detached two-car garage.	841 Milwood Avenue, Venice (Los Angeles County)

REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-06-425-A1 Michael & Lisa Carpentier	Raise the existing first floor plate to 9 feet and raise the roof pitch from 3/12 to 4/12. The result would still be under the 25 feet structure height limit.	2450 South Ola Vista, San Clemente (Orange County)

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
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June 21, 2007

Paul & Betha Bopp
335 Canal Street
Newport Beach, CA 92663

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (b) of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c) or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-07-185

APPLICANT: Paul & Betha Bopp

LOCATION: 335 Canal Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Addition and remodel of an existing 1,646 square foot, two-story single-family residence with an attached 407 square foot two-car garage. The proposed project includes: 1) a new 154 3rd floor; 2) a new 161 roof deck accessed by the new 3rd floor, and 3) raising the roof by 9-feet. Post project the three-story, single-family residence will consist of 1,800 square feet with an attached 407 square foot two-car garage. The maximum height of the structure will be 29-feet above existing grade. No grading is proposed. The proposed addition is located toward the center of the residence and will not result in an enlarged footprint.

RATIONALE: The lot size is 1,698 square feet and is designated as residential medium density in the City of Newport Beach Land Use Plan (LUP). The project site faces upon the tidally influenced Semeniuk Slough located inland of Pacific Coast Highway. The Semeniuk Slough is a remnant channel of the Santa Ana River, which formed when the Santa Ana River entered Newport Bay in the vicinity of present day River Avenue. The proposed project is an improvement that will result in an increase in height greater than ten (10) percent. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access to the Semeniuk Slough is present along street ends located off of Canal Street. For example, public access is available at the Sunset Drive street end located one (1) lot (approximately 30-feet) north of the project site. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their July 9-13, 2007 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 OceanGate, Suite 1000
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June 21, 2007

Jay Horan
P.O. Box 73086
San Clemente, CA 92673

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (b) of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c) or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-07-187

APPLICANT: Adam Crawford

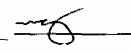
LOCATION: 3829 Calle Tiburon, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Remodel of an existing 3,065 sq. ft., 2-story, single family residence with attached 2-car garage with the addition of 100 sq. ft. to the garage and 592 sq. ft. for a bedroom and den addition to the second story resulting in a 3,687 sq. ft. residence. The max height of the structure will be 24 feet above grade. No grading or landscaping is proposed.

RATIONALE: The subject site is a 7,350 square foot lot designated as Residential Low (RL) density in the City of San Clemente Land Use Plan (LUP). Some residential projects which are sited on inland lots in San Clemente are excluded from coastal development (CDP) permit requirements under Categorical Exclusion Order E-82-1. The proposed project does not qualify for exclusion from CDP requirements because the parcel did not exist on the date the order was adopted by the Commission and is located on an inland lot within the first public road and the sea in a gated community and would result in an increase of over 10% of internal floor area. The proposed project would remodel an existing single family residence with a 592 sq. ft. addition for a new den and third bedroom to be built above the existing attached garage. The project conforms to the Commission's parking requirement (2 spaces per residence) and is designed to be compatible with the character of the surrounding development. Drainage from the site will be directed to landscaped areas. Public coastal access is available approximately 500 feet northwest of the site at San Clemente State Beach. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their July 9-13, 2007 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

by: 
KARL SCHWING
Supervisor, Regulation and Planning

cc: Commissioners/File

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June 21, 2007

Masum Azizi, Architect
1470 Jamboree Road, Suite 200
Newport Beach, CA 92660

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (b) of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c) or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-07-196

APPLICANT: Gregg Prickett

LOCATION: 111 Opal Ave., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Remodel an existing 1,898 square foot two-story duplex with an attached 600 square-foot three-car garage into a 2,329 square-foot two-story single-family residence with an attached 385 square-foot two-car garage. The project more specifically consists of: 1) addition of 462 square feet of living space to the first floor; 2) demolition of 31 square feet of living space to the second floor. The maximum height of the structure will be 29 feet above existing grade. No grading is proposed. Drainage from the roof and surface water will be directed to permeable areas and on-site drainage system before entering the main storm drain system.

RATIONALE: The lot size is 2,550 square feet and is designated as residential high density in the City of Newport Beach Land Use Plan (LUP). The subject site is an inland lot on Balboa Island. Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. Nevertheless, the proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access exists in the project vicinity along the public boardwalk that surrounds Balboa Island. Directing storm drain runoff to permeable surfaces and filtered drains is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative effects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their July 9-13, 2007 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 OceanGate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



June 1, 2007

Timothy Francis
15761 Hummingbird Lane
Huntington Beach, CA 92649

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments-Section 30624.7 of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-07-118

APPLICANT: Michael S. Bacus

LOCATION: 1807 West Balboa Blvd., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing 1,226 sq. ft., two-story, two-unit duplex with a two-car detached garage and construction of a new 2,830 sq. ft., two-story, two-unit duplex with new 663 sq. ft. roof deck with a spa, fireplace and barbeque grill, plus a 695 sq. ft. attached four-car garage (two tandem sets). The maximum height of the residential structure will be 29 feet above grade. Minimal grading for site preparation is proposed. Landscaped planters containing drought resistant, non-invasive bougainvilleas, California poppies, wild lilacs and sages with a drip irrigation system are proposed.

RATIONALE: The subject site is a 2,553 square foot lot designated as high density residential in the City of Newport Beach Land Use Plan (LUP) and is located on an inland lot between the first public road and the sea. The proposed project involves the demolition and rebuild of a duplex. The project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated into the project design, drainage from the roof and roof deck will be directed to landscaped planters and surface runoff from the driveway will drain to a bottomless trench drain. The proposed project will increase permeable surface area by 279 sq. ft. by providing pavers that allow for natural percolation and increasing the amount of planters on site. Public coastal access is available approximately 200 feet west of the site at the end of 18th Street. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Additionally, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their July 9-13, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirement, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

by: KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
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June 27, 2007

Emil Sunjara
928 Hamilton Avenue, #B
San Pedro, CA 90731

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments-Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-07-130**APPLICANT:** Enrique Calixto**LOCATION:** 3401 South Patton Avenue, San Pedro

PROPOSED DEVELOPMENT: Construction of a 3,080 square foot single-family residence with attached two car garage, on a 6,280 square foot lot.

RATIONALE: The proposed project is located approximately 3/4 mile from the ocean. The surrounding area is residentially developed with single-family residences. The proposed project is consistent with the San Pedro's certified Land Use Plan's permitted 26-foot height limit (as measured from average existing grade) and with the existing R1 Single-Family Residential zoning and is consistent with the character and scale of the surrounding neighborhood. Drainage is to be directed to non-erosive drainlines that drain to the street. The proposed project is not located between the first public road and the sea and will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their July 9-13, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

PAM EMERSON
Los Angeles County Area Supervisor

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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June 20, 2007

Kurt Donat, Architect
1592 Santa Ana Ave.
Costa Mesa, CA 92627

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments-Section 30624.7 of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-07-171**APPLICANT:** Sandbar Partners, LLC**LOCATION:** 2015 Ocean Blvd., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new three-story 3,093 square-foot single-family residence with an attached 462 two-car garage. The maximum height of the residential structure will be 29-feet above finished grade. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The lot size is 3,156 square feet and is designated as medium density residential in the City of Newport Beach Land Use Plan (LUP) and is an interior lot located between the first public road and the sea. The proposed project conforms to the Commission's parking requirement of two (2) parking spaces per residential unit. Public access to the beach exists approximately 200 feet upcoast at the street end of L Street. Diverting storm drain runoff to permeable areas is consistent with the marine protection policies of the Coastal Act. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their July 9-13, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

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June 21, 2007

Elizabeth Stone
416 Rose Avenue, #5
Venice, CA 90291

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments Section 30624.7 of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a coastal development permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER: 5-07-173

APPLICANT: David Podleski

LOCATION: 449 28th Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 960 square foot single-family residence and detached garage on a 4,312 square foot lot, and construction of a two-story, 25-foot high (with one 32-foot high roof access structure), 3,376 square foot single-family residence with an attached two-car garage.

RATIONALE: The proposed project, which is located one-quarter mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR-2007-1193, 5/7/07) and is consistent with the R1-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and the 25-foot height limit for flat-roofed structures in the Southeast Venice area (the 100 square foot roof access structure is part of the structure that can be permitted to exceed the 25-foot roof height limit). Adequate on-site parking is provided by a two-car garage and one uncovered space, all accessed from the rear alley (Sherman Canal Court). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the site (approximately 2,000 square feet of permeable landscaped area will be maintained on the lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **July 9, 2007 meeting in San Luis Obispo** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
cc: Commissioners/File

PAM EMERSON
Los Angeles County Area Supervisor

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



June 21, 2007

Alberto Juarez
1141 Magnolia Avenue, #3
Gardena, CA 90247

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments Section 30624.7 of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a coastal development permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER: 5-07-177

APPLICANT: Katherine I. Howard

LOCATION: 739 Indiana Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a detached two-car garage on the rear portion of a 4,800 square foot lot with an existing 1,153 square foot single-family residence, and construction of a two-story, thirty-foot high, 768 square foot single family residence with a two-car garage on the ground floor. Five on-site parking spaces will serve the resulting two residential units.

RATIONALE: The proposed project, which is located one mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2007-2240, 5/10/07) and is consistent with the R1.5-1 zoning designation and the surrounding land uses. The resulting two detached single family residences conform to the Commission's density limit for the site and the 25-to-30-foot height limit for the Oakwood area of Venice. Adequate on-site parking is provided (5 spaces accessed from the alley, Vernon Court). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,165 square feet of permeable landscaped area will be maintained on the site). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its July 9, 2007 meeting in San Luis Obispo and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

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June 21, 2007

Cheryl Hutchinson
PMB 226 2629 Manhattan Avenue
Hermosa Beach, CA 90254

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments Section 30624.7 of the Coastal Act**

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WAIVER: 5-07-182 **APPLICANTS:** Cheryl Hutchinson & Ian Hurlock-Jones

LOCATION: 371-373 Rose Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 2,151 square foot duplex on a 6,084 square foot parcel comprised of two lots, and construction of two three-story, thirty-foot high single-family residences (3,528 and 4,128 square feet respectively) with six on-site parking spaces.

RATIONALE: The proposed project, which is located five blocks inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2007-2492, 5/24/07) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The two proposed single-family residences conform to the Commission's density limit for the site and the thirty-foot height limit for flat-roofed structures in the North Venice area. Adequate on-site parking is provided (six covered spaces, all accessed from the rear alley). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately 1,581 square feet of permeable landscaped area will be maintained on the 6,084 square foot lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

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June 21, 2007

Douglas Teiger, Abramson Teiger Architects
8924 Lindblade Street
Culver City, CA 90232

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments Section 30624.7 of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a coastal development permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER: 5-07-183

APPLICANT: Jon Goodman

LOCATION: 645 Milwood Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Construction of a two-story, 25-foot high, 2,878 square foot single-family residence with an attached one-car garage, a two-stall carport and lap pool.

RATIONALE: The proposed project, which is located one mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2007-2477, 5/23/07) and is consistent with the R2-1 zoning designation and the surrounding land uses. The single-family residence that previously occupied the 5,401 square foot lot was demolished this year pursuant to Coastal Development Permit 5-06-352-W (Goodman). The proposed single-family residence conforms to the Commission's density limit for the site and the 25-foot height limit for flat-roofed structures in the Milwood area of Venice. Adequate on-site parking is provided by a one-car garage and a two-stall carport, both accessed from the rear alley (California Court). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately 1,416 square feet of permeable landscaped area will be maintained on the 5,401 square foot lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **July 9, 2007 meeting in San Luis Obispo** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

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Executive Director

PAMEL EMERSON
Los Angeles County Area Supervisor

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South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



June 20, 2007

Ian J.N. Harrison, Architect
3535 East Coast Highway, #301
Corona Del Mar, CA 92625

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments-Section 30624.7 of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-07-184

APPLICANTS: John and Carrie Mapes

LOCATION: 202 Diamond Ave., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new three-story 2,360 square-foot single-family residence with an attached 400 square-foot two-car garage. In addition, there will be a total of 108 square feet for decks and a 453 square foot roof deck. The maximum height of the structure will be 29-feet above finished grade. Grading will consist of 165 cubic yards for purposes of recompaction and will be balanced on site. Drainage from the roof and surface water will be directed to permeable areas and filtered drains before entering the main storm drain system.

RATIONALE: The lot size is 2,550 square feet and is designated as residential high density in the City of Newport Beach Land Use Plan (LUP). The subject site is an inland lot on Balboa Island. Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. Nevertheless, the proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access exists in the project vicinity along the public boardwalk that surrounds Balboa Island. Directing storm drain runoff to permeable surfaces and filtered drains is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative effects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their July 9-13, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



June 21, 2007

Beth Swift, Swift Slip Dock & Pier Builders
2027 Placentia Avenue
Costa Mesa, CA 92627

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments Section 30624.7 of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a coastal development permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER: 5-07-186

APPLICANT: Richard Alshin Trust

LOCATION: 5638 Naples Canal, City of Long Beach, Los Angeles County.

PROPOSED DEVELOPMENT: Attach a 3'x 4' steel landing platform and 2.5'x 19' gangway to the existing vertical seawall along Naples Canal in order to provide access to an existing floating boat dock. No work is proposed or permitted in the water.

RATIONALE: The proposed project is an improvement to an existing private residential boat dock with no adverse impacts to coastal access, public boating channels or other coastal resources. Eelgrass beds and other marine resources will not be disturbed because no work is proposed or permitted to occur in the water. The proposed project has received an approval in concept from the City and is consistent with the certified City of Long Beach LCP. The proposed project is consistent with community character, the Chapter 3 policies of the Coastal Act, and previous Commission approvals.

This waiver will not become effective until reported to the Commission at its July 9, 2007 meeting in San Luis Obispo and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

PAM EMERSON
Los Angeles County Area Supervisor

cc: Commissioners/File

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(562) 590-5071



June 21, 2007

John & Susan Morgan
P.O. Box 429
Seal Beach, CA 90740

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments-Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-07-189

APPLICANT: John & Susan Morgan

LOCATION: 215 16th Street, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new 4,086 square foot, three-story single-family residence with an attached 642 square foot two-car garage. A 350 square foot roof deck is also proposed. The maximum height of the structure will be 34'-4" above existing grade. Grading will consist of 98 cubic yards of import and 100 cubic yards for recompaction purposes, which will balance on site. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

RATIONALE: The subject site is an inland lot not located between the first public road and the sea. The lot size is 3,750 square feet and is designated as residential medium density in the City of Seal Beach Zoning Code. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access to the beach exists west of the project site at the end of Dolphin Avenue. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative effects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their July 9-13, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



June 15, 2007

Attn: Cheryl Vargo
SUBTEC
5147 W. Rosecrans Avenue
Hawthorne, CA 90250

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments-Section 30624.7 of the Coastal Act**

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WAIVER#: 5-07-193

APPLICANT: Clifford and JoAnne Corral

LOCATION: 2114 Manhattan Avenue, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of existing single family residence and construction of a new 3,724 square foot, 26 foot high, two-story single family residence, over basement level, and enclosed parking for three vehicles and two open guest parking spaces. Approximately 155 cubic yards of grading is proposed on the site to accommodate the subterranean basement. Removed material will be exported to the Redondo Beach Commercial dumpsite located outside of the coastal zone. Roof water run-off will be conducted through gutters and downspouts into landscaped areas and a porous drain line to allow for natural percolation, excess overflow will be directed to a catch basin and sump for direction to the public storm drain system.

RATIONALE: The proposed project site is not located between the first public road and the sea. The subject site is located approximately 500 feet inland from the beach on a 3,514 square-foot lot. The area is zoned R-1, low-density residential. The proposed project conforms to the proposed City zoning standards of a 25-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed project is consistent with land use, height and density of several recent Coastal Commission actions in the vicinity. The proposed 5 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified LUP and proposed IP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-1 low-density zone. Diverting runoff into on-site permeable areas is consistent with the marine protection policies of the Coastal Act. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

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PETER DOUGLAS
Executive Director
cc: Commissioners/File

by: _____
Pam Emerson
Los Angeles County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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Long Beach, CA 90802-4302
(562) 590-5071



June 22, 2007

Elsie R. Gispan
2633 Lincoln Boulevard, #246
Santa Monica, CA 90405

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments Section 30624.7 of the Coastal Act**

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WAIVER: 5-07-195

APPLICANTS: Elsie R. Gispan & Bradley Johnson

LOCATION: 841 Milwood Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,110 square foot single-family residence and detached garage on a 4,376 square foot lot, and construction of a two-story, 25-foot high, 2,388 square foot single-family residence with a detached two-car garage.

RATIONALE: The proposed project, which is located one mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2007-2691, 6/5/07) and is consistent with the R2-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and the 25-foot height limit for flat-roofed structures in the Milwood area of Venice. Adequate on-site parking is provided: a two-car garage and one uncovered space, all accessed from the rear alley (California Court). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately 1,864 square feet of permeable landscaped area will be maintained on the 4,376 square foot lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

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Los Angeles County Area Supervisor

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CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 OceanGate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

5-06-425-A1**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: 29 June 2007

SUBJECT: Coastal Development Permit #5-06-425 granted to Michael & Lisa Carpentier for:

Remodel of an existing single-story over basement level 4,131 sq. ft. single-family residence on a canyon lot with the addition of 1,488 sq. ft. resulting in a 25 feet high two-story single-family residence over a basement level with two, 2-car garages, a deck and roof deck.

AT: 2450 South Ola Vista, San Clemente (Orange County)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

DESCRIPTION OF AMENDMENT REQUEST:

Raise the existing first floor plate to 9 feet and raise the roof pitch from 3/12 to 4/12. The result would still be under the 25 feet structure height limit.

FINDINGS:

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be IMMATERIAL and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The height of the revised project complies with the height limit imposed by the underlying permit, as no portion of the proposed structure exceeds the 25' elevation. The revised project has received approval from the City of San Clemente.

The proposed permit amendment does not conflict with any of the conditions or terms of the underlying coastal development permit, is consistent with community character and will not result in any adverse impacts to coastal resources or access. The amendment is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals and will not prejudice the City's ability to prepare an LCP. Therefore, staff is recommending that the Commission grant the amendment request.

If you have any questions about the proposal or wish to register an objection, please contact **Liliana Roman** at the Commission Area office in Long Beach (562) 590-5071.